

PB# 78-43

**Ye Peasant Pot Inn
(Nat Gambino)**

Ye Pheasant Pat Inn

78-43

approved 1/24/79
given to T.C. 1/29/79

GENERAL RECEIPT

3925

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF

James Tanner (Mr. Bambino) ^{Pls. Permit} \$100.00

One hundred and 00/100

DOLLARS

FOR

Site Plan 78-43 (Planning Board)

DISTRIBUTION:

FUND	CODE	AMOUNT
100.00		
ck		

BY

Charlotte Mercantonio

Deputy

TITLE

Met with Board for discussion 10/11/78
Site Plan review 1/10/79
Plans sent to Orange Co. Planning 1/10/79
O.C. Dept. of P.W. 1/10/79

INTER-OFFICE CORRESPONDENCE

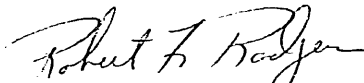
TO: Town Planning Board
FROM: Fire Inspector
DATE: 21 March 1979
SUBJECT: Ye Peasant Pot Inn site plan.

The Bureau of Fire Prevention has just received the aforementioned site plan and reviewed it at a meeting held on 20 March 1979.

In order to facilitate approaching fire apparatus, the Bureau feels that the hydrant should be placed on the southwest corner of the entrance drive.

Thank you for your time.

Respectfully,

A handwritten signature in cursive script, appearing to read "Robert F. Rodgers".

Robert F. Rodgers

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: FIRE INSPECTOR RODGERS
SUBJECT: YE PEASANTS POT INN
DATE: March 26, 1980

Please be advised that construction of a fence to enclose the propane tank located in the parking lot of the above-entitled restaurant was commenced on this date.

Robert F. Rodgers

/pd

TO: FIRE INSPECTOR

78-43 received 3/12/80
3/12/80 - 2:10 p.m. SH

TELEPHONE COMMUNICATION FROM FRANK BIRDSALL:

We have an order to install a fence around a propane tank at Ye Peasants Pot Inn. As long as the weather remains at freezing temperatures, we cannot pour the concrete necessary to install fencing. This will be accomplished as soon as the weather cooperates.

Pat

cc: Town Planning Board



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

February 28, 1080

Town Board
Town Hall
Union Avenue
New Windsor, New York 12550

Gentlemen:

On January 24, 1979, the Town Planning Board accepted the Final Site Plan for Ye Peasants Pot Inn. As part of the site plan which was approved, the concrete structure which houses refuse was supposed to be located to the rear of the property line.

It has come to the attention of the Planning Board through one of its members that the structure was moved to a different location with the apparant knowledge of the Building/Zoning Inspector. It is now in the middle of the parking area. Kindly instruct Mr. Collett, the Building/Zoning Inspector, to make an inspection of the premises and have this situation remedied.

Sincerely,

Ernest Spignardo
ERNEST SPIGNARDO,
Chairman

cc:Atty. Crotty, Planning Board Atty.

78-43



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

August 14, 1979

Mr. Nat Gambino
Temple Hill Motel
Room #101
New Windsor, N .Y. 12550

RE: APPLICATION FOR SIGN VARIANCE
YE PEASANT POT INN

Dear Mr. Gambino:

This is to confirm that a sign variance of 134 sq. ft.
and a setback of 15 ft. was granted at a public hearing
before the Zoning Board of Appeals on the above
application of YE PEASANT POT INN.

Very truly yours,

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg./Zoning Inspector
Town Planning Board ✓

JAMES TANNER
DONNA TANNER
117 SPOOK ROCK RD.
SUFFERN, N.Y. 10901

2576

PAY TO THE
ORDER OF

TOWN OF NEW WINDSOR

\$100.00

1/29 1979

50-244
219

One hundred dollars

2 DOLLARS



MT. IVY, N.Y. 10970

MEMO

CAMBIO - Site Plan Fee

[Signature]

⑆021902446⑆ 391001009 391 2576

JAMES TANNER
DONNA TANNER
117 SPOOK ROCK RD.
SUFFERN, N.Y. 10901

2577

PAY TO THE
ORDER OF

TOWN OF NEW WINDSOR

\$100.00

1/29 1979

50-244
219

One hundred dollars

2 DOLLARS



MT. IVY, N.Y. 10970

MEMO

CAMBIO - Engineering Fee

[Signature]

⑆021902446⑆ 391001009 391 2577

*received
12/13/78
J.S.*

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550



1763

December 13, 1978

Cavalari & Larocca
P. O. Box 276
Vails Gate, N. Y. 12584

Attn: Elia Larocca, Esq.

RE: APPLICATION FOR VARIANCES - OSTERHOUT
#78-29
YE PEASANT POT INN

Dear Mr. Larocca:

This is to confirm that the above request for area variances was granted at a regular meeting of the New Windsor Zoning Board of Appeals held on Monday evening, December 11, 1978.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Delio".

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg./Zoning Inspector
Town of New Windsor

Town Planning Board



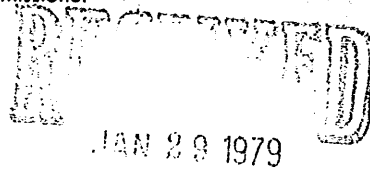
COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner



January 25, 1979

NEW WINDSOR PLANNING BOARD

Mr. Ernest Spignardo, Chairman
New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Ye Pheasant Pot Inn
Route 32

Dear Mr. Spignardo:

Our office has reviewed the application of Ye Pheasant Pot Inn for site plan approval according to Section 239, 1 and m, Article 12-B of the General Municipal Law of the State of New York.

We hereby return the matter for final local determination by your Board.

Sincerely,

Paul Costanzo
Senior Planner

PC/jm

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL

WEDNESDAY, JANUARY 10, 1979

7:30 P.M.

BOARD MEMBERS PRESENT: Chairman Ernest Spignardo, Joseph Loscalzo, Lawrence Jones, Henry Van Leeuwen, Joseph Cimorelli, Philip Infante and James McCabe.

Others Present: Philip Crotty Jr., -Planning Board Attorney, Paul V. Cuomo- Town Engineer, Howard Collett - Building & Zoning Inspector and Shirley B. Hassdenteufel- Recording Secretary.

tape #171

Chairman Spignardo called the meeting to order at 7:30 P.M. and presided over same.

#1 on the Agenda: YE PHESANT POT INN SITE PLAN
Located on Route 32
Represented by Mr. James Tanner
and Attorney LaRocca

Atty. LaRocca: I would like to introduce Mr. Tanner to the Board this evening. He will explain what has to be done.

Mr. Tanner: I am the architect for this project. It will be a single proprietorship. There will be parking for 65 cars. We will be moving existing buildings. DOT suggest changes over what we had. I made the necessary changes.

Chairman Spignardo: We must have a letter from the DOT.

Atty. Crotty: The maximum height of the sides is 5 ft.

Mr. Tanner explained to the board.

Atty. Crotty: Are those buildings coming down.

Mr. Tanner: Not yet.

Atty. Crotty: Are you planning any free stading signs?

Mr. Tanner: Yes, but we thought we would be back for that.

Chairman Spignardo: For the garbage and trash area - block enclosure instead of a fence.

Mr. Loscalzo: What about storm water?

Mr. Tanner: We are familiar with that and with what happened to the Ponderosa. We will go along with the catch basins.

Chairman Spignardo: Have you checked this Paul?

Mr. Cimorelli: What did Lander say about it?

Mr. Tanner: In the beginning he apposed it. Now he agrees.

Chairman Spignardo: What is your pleasure Gentlemen?

Motion by Mr. Jones seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor send the site plan of Ye Pheasant Pot Inn to the Town Engineer for his review and comments.

Vote- Jones:yes Cimorelli:yes

Infante:yes Spignardo:yes

McCabe:yes

Loscalzo:yes

Motion carried - 6 ayes, no nays.

Chairman Spignardo: Will the secretary please send a copy to the Orange County Planning Department and the Orange County Dept. of Public Works. Hearing no objections, so ordered.

#2 on the Agenda

Kathryn Wolf 2 lot subdivision
located on Station Road.
Represented by Mr. Peachy.

Mr. Peachy: I appeared before this Board a few months ago. Mrs. Wolf previously had an approval on a subdivision. This is a two (2) lot subdivision.

Chairman Spignardo: You must have a 70 ft. road frontage.

Mr. Peachy: I submitted 20 ft. road frontage at the last meeting.

Mr. Loscalzo: The fellow who buys lot 4 would have to come off Denniston Road.

Atty. Crotty: He can use it but he must have 75 ft. road frontage.

Motion by Mr. Loscalzo seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the two (2) lot subdivision of Kathryn Wolf and collect all fees. Fee - \$100.00 Sub. fee and \$250.00 each lot recreation fee.

Roll call:

Jones-yes

Infante-yes

McCabe-yes

Loscalzo-yes

Gimorelli-yes

Spignardo-yes

Motion carried 6 ayes, no nays.
Fee \$100.00 and \$500.00 PAID

Mr. Van Leeuwen arrived at meeting.

#3 on the Agenda

Discussion of 5 lots - Woodwind Subdivision

Mr. Cuomo stated that there was a road bond.
There are 5 lots.

Discussion continued.

Mr. Loscalzo said to research years back.

Chairman Spignardo stated the final approval stamp can now be placed on the maps of Valley View Acres. The Town Board approved the easements in December 1978.

Maps were stamped and approved.

Correspondence

Hearing no objections a letter dated January 10, 1979 from Town Engineer Cuomo re: Vascello Estates of Joseph Schiavone (attachment #1)

Discussion.

Mr. Cuomo explained.

Discussion.

Hearing no objections a letter dated January 10, 1979 from Town Engineer Cuomo re: Road in Palumbo Subdivision (Eljer Plumbing) stating a cash road bond of \$5,000 should be posted.

Motion by Mr. Van Leeuwen seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor recommend to the Town Board that the Town accept a cash bond of \$6,000 for the completion and eventual dedication into the Town road system of Eljer Road located off Temple Hill Road.

Roll call:

Jones:yes	Van Leeuwen:yes
Infante:yes	Cimorelli:yes
McCabe:yes	Spignardo:yes
Loscalzo:yes	

Motion carried, 7 ayes, no nays.

Hearing no objections a letter dated December 23, 1978 from County Executive Louis Heimbach asking us to send a representative to a meeting in January (no one able to attend.) P.B. Attorney to send a letter in reply stating how concerned the Planning Board is about the lack of progress of the West Shore Rail Study. The Planning Board would like a written report.

Reorganization Meeting

Chairman

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board reappoint Ernest Spignardo as Chairman for the year 1979. Vote- All ayes, Motion carried.

Vice-Chairman

Motion by Mr. Loscalzo seconded by Mr. Infante that the Planning Board re-appoint Joseph Cimorelli as Vice Chairman for the year 1979. Vote- All ayes, Motion carried.

Secretary

Motion by Mr. Van Leeuwen seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor reappoint Lawrence Jones as Secretary for the year 1979. Vote- All ayes, Motion carried.

Chairman- Ernest Spignardo
Vice-Chairman - Joseph Cimorelli
Secretary- Lawrence Jones

Motion by Mr. Van Leeuwen seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor retain Philip Crotty Jr. as Planning Board Attorney. Vote- All ayes Motion carried.

Motion by Mr. Loscalzo seconded by Mr. Jones that the Planning Board of the Town of New Windsor retain Shirley B. Hassdenteufel as Recording Secretary. Vote- All ayes, Motion carried.

January 10, 1979

page 5.

Motion by Mr. Loscalzo seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor retain Mr. Paul Cuomo as Engineer for the Planning Board. Vote- All ayes, Motion carried.

Minutes

Motion by Mr. Loscalzo seconded by Mr. McCabe that the Planning Board of the Town of New Windsor approve the minutes of the December 13, 1978 meeting as read. Vote- All ayes Motion carried.
Minutes Approved.

Adjournment

Motion by Mr. Infante seconded by Mr. Jones that the Planning Board of the Town of New Windsor adjourn the meeting of January 10, 1979. Roll call: All ayes, Motion carried. Meeting adjourned 9:45P.M.

Respectfully submitted,

SHIRLEY B. HASSDENTEUFEL
Recording Secretary

ry 10, 1979

To: Mr. Spignardo, Chairman
Planning Board

From: Town Engineer, Paul V. Cuomo, P. E.

Subject: Vascello Estates of Joseph Schiavone

Apparently we have an impasse in regards to the development of Vascello Estates, located in Beaver Dam Lake, Sewer District 23.

Joe Schiavone of Vascello Estates has found it impossible to secure a performance bond as some of the subdivided lots have been sold off to various individuals with Mr. Schiavone owning the "paper streets".

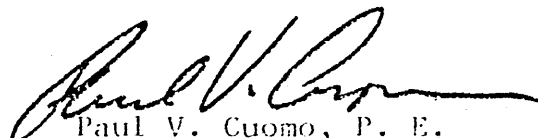
These same individual owners are unable to obtain building permits from the New Windsor Town Building Department as there is no existing road bond.

Sewer District 23 has apparently become an onerous burden on the taxpayers of Sewer District 23 and since any development in this area will help alleviate this burden, may I suggest a solution to the existing situation.

While Mr. Schiavone intends to eventually build the roads in order to start the subdivision development, any person obtaining a building permit in Vascello Estates would have to post \$500 cash for his lot and each lot that is between his property and the end of the existing town road.

For instance, if a individual owner has a lot five lots in from the town road, he would post \$3,000 cash in order to insure completion of the road.

The \$500 cash for each lot is sufficient for completion of road, as Vascello Estates is under rural road specifications.


Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

cc: Mr. Petro, Supervisor
Mr. Crotty, Attorney for the Town
Mr. Collett, Building/Zoning Inspector

NEW WINDSOR PLANNING BOARD

TOWN HALL

WEDNESDAY, OCTOBER 11, 1978 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES,
JOSEPH LOSCALZO, HENRY VAN LEEUWEN,
JOSEPH CIMORELLI, PHILIP INFANTE, JAMES
McCABE.

OTHERS PRESENT: PLANNING BOARD ATTORNEY PHILIP CROTTY JR.,
TOWN ENGINEER PAUL V. CUOMO, BUILDING
& ZONING INSPECTOR HOWARD COLLETT AND
RECORDING SECRETARY SHIRLEY B. HASSDENTEUFEL.

tape #167

Chairman Spignardo called the meeting to order promptly at
7:30 P.M. and presided over same.

#1 on the Agenda:

Gilbert and Edward Osterhoudt (Ye Phesant Pot Inn)
Site Plan #78-43
Represented by Atty. LaRocca and Mr. Tanner.

Mr. Tanner was introduced to the Board by Atty. LaRocca.

Mr. Tanner stated that several variances would be needed.
The proposed use would be a restaurant.

Mr. Van Leeuwen: There looks to be ample parking. How many do
you have?

Mr. Tanner: There is 65 and we need 60.

Atty. Crotty asked where the garbage would be stored?

Mr. Tanner stated it would be in the rear and completely closed in.

Atty. Crotty asked how many sides would be brick.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning
Board of the Town of New Windsor send the plans of Gilbert & Edward
Osterhoudt Site Plan #78-43 (YE Phesant Pot Inn) to the Town
Engineer for his review and comments.

Roll call: Jones:yes
Infante:yes
McCabe:yes
Van Leeuwen:yes
Cimorelli:yes

Motion carried, 6 ayes, no nays.

#3 on the Agenda:

WOrrad Site Plan #78-36

No representation

October 11, 1978

page 2

Mr. Loscalzo present.

#2. on the Agenda:

Helmer Cronin Lot Line Change 78-29

Cancelled

#4 on the Agenda:

Foti Florist Site Plan #78-39

Route 32

Represented by Mr. Ron Washburn

Mr. Washburn: The garage was to come down. Right now it is being used for Christmas supplies (storage) They would like permission to keep it up until the new structure is up, then the supplies could go into that building. The garage will then be pulled down. There was some confusion between Mr. Martehesi and myself about this. He was going to redue the old structure.

Discussion.

Motion by Mr. Van Leeuwen seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the site plan of Foti Florist subject to refusal of a CO if the garage is not removed.

Discussion.

Roll call:

Jones:no

Cimorelli: no

Infante: yes

Loscalzo:no

McCabe:yes

Spignardo: yes

Van Leeuwen:yes

Motion carried: 4 ayes, 3 nays.

#5 on the Agenda:

Townsend Trailers

Cancelled

Added to agenda:

Suburban Builders Subdivision

Route 94 (Cornell Homes)

Represented by Mr. Fred Warmers

Mr. Cuomo: Mr. Warmers wants to put a model home up. It is in the ordinance that he can do this before the Bond.

Mr. Warmers: We had started 3 and they are there for the past four (4) years. One has the plumbing.

Atty. Crotty stated the fees had been collected and a memo advising the Planning Board that they were in the Comptrollers

Office.

Discussion continued.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor authorize the erection of one (1) model home for Suburban Builders (Cornell Homes).

Roll call:	Jones: yes	Loscalzo: yes
	Infante: yes	Cimorelli: yes
	McCabe: yes	Spignardo: yes
	Van Leeuwen: yes	

Motion carried, 7 ayes, no nays.

Added to Agenda:

Mt. Airy Trailer Homes
Represented by Atty. Tad Seaman and Mr. Paul Stubbs.

Atty. Seaman thanked the Board for letting Mt. Airy Trailer Homes appear before the Board on such short notice.

Atty. Seaman: The Trailer Park should have been checked. They have continually work with DEC and the Health Department. Mt. Airy Trailer Homes is in the process of being sold.

Discussion by Board and Mr. Stubbs.

Atty. Seaman asked the Board if they would issue a permit.

Mr. Collett: The Board does not issue a permit, the Building Department does.

Councilman Lahey: There are fees. LeRoy Langer and myself with a group of park owners met and discussed this. We discussed the fees. There are fees.

Chairman Spignardo: There are fees.

Discussion.

Atty. Crotty: Permits are issued by the Planning Board and or the Zoning Board or the Building Inspector.

Chairman Spignardo read a copy of a letter dated October 4, 1978 from Atty. Daniel Bloom re: Mt. Airy Trailer Park, to Mr. Collett. Also a copy of a letter from the Building Inspector to Atty. Bloom re: Mt. Airy Trailer Park stating Mt. Airy should appear before the Planning Board.

Atty. Crotty: read from the New Windsor Code Book re: Mobile Homes.

Atty. Seaman asked if an approval subject to approval by the Building Inspector's visual inspection of the site and collect any required fee.

Roll call:

Jones:yes
Infante:yes
McCabe: yes
Van Leeuwen: yes

Loscalzo:yes
Cimorelli:yes
Spignardo:yes.

Atty. Seaman hand delivered the DEC sewer permits and the Orange County Water permits.

#6 on the Agenda:

Cedar Rock Subdivision #78-40
Represented by Mr. Ron Washburn

Mr. Washburn: The driveway of lot four (4) is coming out on the northerly side. Minimum setback of house- 75 ft. We would like preliminary approval so that we could go to the Orange County Board of Health.

Motion by Mr. Infante seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor grant preliminary approval to the Cedar Rock Subdivision and collect all fees. Fee \$100.00.

*fee paid \$100.00
12/24/88*

Roll call:

Jones:yes
Infante:yes
McCabe:yes
Van Leeuwen:obtain

Loscalzo:yes
Cimorelli:yes
Spignardo:yes.

Motion carried, 6 ayes, 1 obtain.

#7 on the Agenda:

Catherine Crotty Subdivision 3 lots #78-41
Mt. Airy Road
Represented by Mr. Ron Washburn

Mr. Washburn: There are three parcels. This is in a R4A Zone.

Mr. Cimorelli: This is a septic system?

Mr. Washburn: Yes.

Discussion continued.

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor approve the Catherine Crotty 3 lot subdivision located on Mt. Airy Road #78-41 and collect all fees. \$100 subdivision fee and \$750 Recreation fee.

Roll call:

Jones:yes
Infante:yes
McCabe:yes
Van Leeuwen:yes

Loscalzo:yes
Cimorelli:yes
Spignardo:yes

Motion carried, all ayes.

FEE PAID

Chairman Spignardo discussed with the Board - Hudson River study law.

Mr. Cimorelli asked who would maintain this property if the State took it over.

Chairman Spignardo: The State would if they were to buy the property.

Discussion.

Mr. Cimorelli asked why the fee for site plan approval of the Church of the Nazarene was returned.

Chairman Spignardo explained that at a meeting previously held the fee was waived by the Board. They did not have to pay a fee.

Chairman Spignardo requested secretary to return fee to the Church of the Nazarene.

Mr. Infante discussed trucks parked behind several stores that were used for storage.

Discussion.

Chairman Spignardo asked Atty. Crotty to check into a law for this.

Also Atty. Crotty to find information re: trailer fees.

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor approve the minutes of the September 27th, 1978 meeting as read.

Roll call: All ayes, Motion carried. Minutes approved.

Chairman Spignardo: If there is no further business to come before the Board this evening I will entertain a motion to adjourn.

Motion by Mr. Van Leeuwen seconded by Mr. Loscalzo that the Planning Board of the Town of New Windsor adjourn the meeting of October 11, 1978.

Roll call: All ayes, Motion approved, Meeting adjourned 10:25PM.

Respectfully submitted,

Shirley B. Hassdenteufel

SHIRLEY B. HASSDENTEUFEL
Recording Secretary

NEW WINDSOR ZONING BOARD OF APPEALS
Regular Session
November 13, 1978

MEMBERS PRESENT: Vincent Bivona, Vice
Chairman
Richard Fenwick
Dan McCarville
Jack Babcock

MEMBERS ABSENT: Mark Stortecky
James Bothwell
Dan Konkol

ALSO PRESENT: Andrew S. Krieger, Esq.
Attorney for the Board
Patricia Delio, Secretary

In the absence of Chairman Mark Stortecky, who is recuperating from an illness, Vincent Bivona, Vice Chairman of the Zoning Board of Appeals, called the November 13, 1978 meeting to order. Secretary called the roll.

Motion followed by Richard Fenwick, seconded by Jack Babcock, to approve the minutes of the October 23, 1978 meeting as written. Motion carried, all ayes.

PRELIMINARY MEETINGS:

Lawrence Bilello of 4 Ona Lane, New Windsor, N. Y. appeared before the ZBA with a request for an extension of his variance which was granted on January 9, 1978. The request was for a repair garage to be located on Walsh Road and would have terminated on January 9, 1979.

Motion was made by Jack Babcock, seconded by Dan McCarville to approve the extension of time to Lawrence Bilello from January 9, 1979 to January 9, 1980 to complete his proposal.

ROLL CALL: Mr. Babcock - yes
Mr. McCarville - yes
Mr. Fenwick - yes
Mr. Bivona - Yes

Motion carried 4 ayes - no nays. Secretary requested to follow up with a letter to Mr. Bilello - - copy to Howard Collett.

* * * *

PRELIMINARY MEETINGS:

J. Tad Seaman, Esq. of the lawfirm of Maharay, Seaman, McGuirk & Zeccola, appeared before the Board on behalf of

Page 2

Ms. Joan Shedden of the Central Academy of Beauty Culture of the City of Newburgh, who is interested in purchasing the Old Vails Gate School on Route 94 for the purposes of operating her beauty school.

A Notice of Disapproval of a Building Permit Application was issued by the Building Inspector dated November 2, 1978, stating that the property in question is located in a residential zone (R-4) and the requested use would only be permitted by special use permit of the ZBA.

Mr. Seaman elaborated that the building in question has been in operation as a public school since 1917 and it would be Ms. Shedden's contention to use it as a school since it pre-existed zoning and is now classified as a non-conforming use which has not been discontinued for more than two (2) years. The building is located on 1.3 acres of land; has town water and town sewer; and will be a tax paying entity.

Mr. Seaman stated that he now requests a ruling that there is no need for a variance since the proposed use will be the continuation of the pre-existing non-conforming use.

Mr. Krieger asked for and received the answers to the following inquiries:

Last occupancy of the school: June 1977.

Any expansion: Not at this time.

Internal changes in the building: Extensive modification of the electrical and plumbing systems. Downstairs walls would be moved - all non-weight bearing.

Mr. Krieger informed the board that he has had an opportunity to research this question and he feels that the prior use was a school; the proposed use is a school and the fact that it is a different type of school should not be a determining factor and the Board is still dealing with a non-conforming use.

With this in mind, motion was made by Jack Babcock, seconded by Richard Fenwick to grant permission to Joan Shedden of the Central Academy of Beauty Culture to continue the pre-existing status already established without the need for a variance.

Roll call:	Mr. Babcock	- Yes
	Mr. McCarville	- Yes
	Mr. Fenwick	- Yes
	Mr. Bivona	- Yes

Motion carried, all ayes. Secretary to inform Mr. Collett of the finding of the Board.

PRELIMINARY MEETINGS:

Elia Larocca, Esq. of Cavalari & Larocca, appeared before the Zoning Board of Appeals on behalf of GILBERT and EDWARD OSTERHOUT (YE PEASANT POT INN), who are seeking several area variances in order to construct a restaurant on Route 32 adjacent to property of Lander and Friedman, in the Town of New Windsor in a "C" zone.

Mr. Larocca stated that Messrs Osterhout seek a lot area variance, lot width variance, sideyard variance and possible height variance in accordance with Section 48-12 Table of Bulk Regulations - of the Town of New Windsor code.

After examining the plans submitted, motion was made by Jack Babcock, seconded by Richard Fenwick to schedule a public hearing for November 27, 1978 at 8 p.m. to hear this matter before the Board. Motion carried, all ayes.

* * * *

PUBLIC HEARING on Application of CAROL BAUM HOLMES, Executrix and WILLIAM J. CLARK, Executor of the ESTATE OF IRVING M. CLARK to permit use of the property located on Union Avenue as professional offices in an R-4 district.

Mr. Robert Plumstead of Paul Capicchioni Real Estate, appeared before the Board representing Mrs. Holmes and Mr. Clark. Mr. Plumstead presented the application for variance, Town Assessor's list containing 95 names, 90 return receipts from adjacent property owners. Affidavit of Publication to follow.

Several spectators were present. None were in objection to the application before the Board. Many made comments pertaining to screening and the general appearance of the property as it exists at the present time.

Mr. Plumstead stated to the Board that the application before the Board is strictly for a professional use only and that the Board may stipulate as to what professions would be acceptable; that there was no prospective purchaser interested in the property at the present time and therefore no specific proposal could be made.

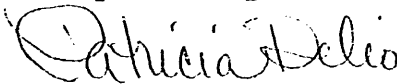
The public hearing was recorded on tape #56 on file in the secretary's office.

Before the close of the hearing, motion followed by Dan McCarville, seconded by Jack Babcock to close the public hearing and reserve decision to the November 27th meeting pending further investigation of several points of the property which the Board would like to clear up. Motion carried, all ayes.

Before the close of the meeting, secretary stated that she would furnish a copy of a proposed flood insurance program local law which was drafted by Town Attorney, Philip A. Crotty, Jr. Mr. Crotty requested comments on this proposed local law from ZBA members before the public hearing date of December 6, 1978.

Since there was no further discussions to come before the Board, motion followed by Jack Babcock, seconded by Dan McCarville to adjourn. Motion carried, all ayes. Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script, reading "Patricia Delio". The signature is written in dark ink and is positioned directly below the phrase "Respectfully submitted,".

PATRICIA DELIO, Secretary

NEW WINDSOR ZONING BOARD OF APPEALS
Regular Meeting
December 11, 1978

MEMBERS PRESENT: Mark Stortecky, Chairman
Vincent Bivona, V. Chairman
Dan McCarville
Richard Fenwick
James Bothwell
Jack Babcock

MEMBERS ABSENT: Daniel Konkol

OTHERS PRESENT: Andrew S. Krieger, Esq.
Board Attorney
Patricia Delio, Secretary

NOTE: The November 27, 1978 meeting was cancelled due to severe
snowstorm.

The December 11, 1978 meeting was called to order by
Chairman Mark Stortecky. Roll call taken by Secretary.

Motion to approve the November 13, 1978 minutes as written
followed by Richard Fenwick, seconded by Dan McCarville.

PRELIMINARY MEETING:

Bernard J. Sommers, Esq., attorney, appeared before the
ZBA with his client, John J. Lease, Jr. Mr. Lease and his brother
are seeking to establish a retail store with three gasoline pumps
on Route 9W and Union Avenue (across the intersection from
Benjamin Harris offices). (PI - Planned Industrial zone).
The property is presently owned by Peter Olympia, also appearing
at the meeting.

Mr. Sommers submitted photographs of the planned establish-
ment and stated that a use variance is being sought due to the
fact that retail sales are not permitted in a Planned Industrial
(PI) zone; and also a variance will be needed since the storage
of gasoline in pumps is not permitted within 200 ft. of a church
(St. Joseph's).

Motion followed by Jack Babcock, seconded by Vincent Bivona
to schedule a public hearing on this matter for January 8, 1979
at 8:15 p.m. (Note: Mungo public hearing scheduled for January 8,
1978 at 8 p.m.).

* * * * *

PUBLIC HEARING on Application of GILBERT and EDWARD
OSTERHOUT for area variances for the construction of a restaurant

(YE PEASANT POT INN), on Route 32 adjacent to the property of Frank Lander in a "C" (Designed Shopping Center) zone.

Elia Larocca, Esq. of the lawfirm of Cavalari & Larocca appeared before the Board in behalf of Messrs. Osterhout seeking the several area variances requested on the application.

Secretary accepted Town Assessor's list containing approximately 14 names of adjacent property owners, 12 return receipts from the adjacent property owners (2 unclaimed), affidavit of publication, copy of contract of sale, letter dated December 7, 1978 from Orange County Planning Board (no action taken), together with a check in the amount of \$50.00, variance application fee.

Approximately 7 interested parties attended the hearing; Mr. Frank Lander complained that the proposed restaurant would be too close to his residence. There were no other objections.

Mr. James Tanner, architect on this project, presented to the Board his plans which were already approved by the Town Planning Board at a recent meeting thereof.

Variances requested are as follows:

1. Lot area of 1,581 feet;
2. Lot width of 79 ft.
3. Side yard of approximately 56 1/2 both sides; and
4. Building height (approximate height variance not established.)

Mr. Tanner stated that the proposed restaurant would be 60 by 80 ft.

The public hearing was recorded on Tape # 56 on file in the Secretary's office.

Before the close of the hearing, motion was made by Richard Fenwick, seconded by Vincent Bivona to grant the above area variances as requested.

ROLL CALL:	James Bothwell	- Yes
	Jack Babcock	- Yes
	Dan McCarville	- Yes
	Richard Fenwick	- Yes
	Vincent Bivona	- Yes
	Mark Stortecky	- Abstaining

Motion carried 5 ayes - 1 abstention. Variances granted. Formal decision to be drafted and would follow at an upcoming meeting.

* * * * *

Decision: On November 13, 1978 a public hearing was held before the ZBA concerning the application for a use variance of the Estate of Irving M. Clark through the executrix and executor of the estate, Carol Baum Holmes and William J. Clark. The estate was represented by Robert Plumstead of Paul Capicchioni Real Estate office. At the time of the hearing the Board members postponed a decision on this matter because they needed more time to investigate the matter. On December 18, 1978 a few of the members of the Board met at the site with Mr. Plumstead and held a brief meeting.

The request is for a professional office use in an R-4 residential area located on Union Avenue across from the New Windsor Town Hall.

Motion followed by Jack Babcock, seconded by Vincent Bivona to grant a use variance with the following restrictions:

1. Professional office or studio of architect, artist, chiropractor, dentist, engineer, insurance broker, lawyer, optometrist, osteopath, surgeon, physician, real estate broker are permitted uses. Musician, teacher or veterinarian were professional uses which the Board felt were not permitted uses.

2. The purchaser of the property is to demolish and remove all debris of the following structures: greenhouse, garage with residence; all surface debris is to be removed.

3. No flood-lighting to the rear of the property line.

4. A general face-lifting of the current building is to be included.

5. The tree line presently in existence to the rear of the property line to the east and west must be maintained in substantially the same condition as it presently exists with respect to height and density.

ROLL CALL:	James Bothwell	- No
	Jack Babcock	- Yes
	Dan McCarville	- No
	Richard Fenwick	- Yes
	Vince Bivona	- Yes
	Mark Stortecky	- Yes

Motion carried 4 ayes - 2 nays. Application granted.
Formal decision would follow at an upcoming meeting of the ZBA.

* * * * *

Secretary informed the Board that the next meeting would be held after the first of the year - on January 8, 1979. Elections for the Board officers would be held at that time.

Respectfully submitted, 
Patricia Delio, Secretary

Cavalari & Larocca, P. C.

ATTORNEYS AT LAW
POST OFFICE BOX 276
VALES GATE, NEW YORK 12584

Alfred J. Cavalari

Elia M. Larocca

Telephone:
914-561-5969

December 13, 1978

Mrs. Shirley Hassdenteufel, Secretary
New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Osterhout to Ye Peasant Pot Inn, Inc.

Dear Mrs. Hassdenteufel:

You may recall that we made an appearance before the Planning Board on October 10th or 11th in connection with site plan approval. At that time it was determined that we would also need approval from the zoning board of appeals for several variances. This past Monday night, we received final zoning board approval.

Would you please advise whether it is necessary for us to come back for planning board appearance or whether we have final planning board approval. If a further appearance is necessary, please schedule us for the next available date and advise. Of course, if we already have final planning board approval, please confirm.

Thank you for your cooperation.

Yours truly,

Elia M. Larocca, sf
ELIA M. LARocca

EMC/sf

CC: Mr. Gilbert Osterhout
Mr. Edward Osterhout
Mr. Emil Panella
Harold S. Vogel, Esq.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS SECRETARY
SUBJECT: PUBLIC HEARING - November 27, 1978
DATE: November 15, 1978

Kindly be advised that there will be a public hearing on the Application of GILBERT & EDWARD OSTERHOUT (Ye Peasant Pot Inn) to be held on November 15, 1978 at 8 p.m.

Application is for several area variances.

Messrs. Osterhout appeared before the Planning Board at a previous meeting.

I have attached hereto a copy of the application together with the public hearing notice which appeared in The Evening News on November 18, 1978.

Pat

/pd

Enclosures

cc: Howard Collett, Bldg/Zoning Inspector
Town of New Windsor

Legal Notice
PUBLIC NOTICE OF
HEARING BEFORE
ZONING BOARD
OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing pur-
suant to Section 48-33A of the Zoning
Ordinance on the following
proposition:
Appeal No. 29
Request of GILBERT
OSTERHOUT and EDWARD
OSTERHOUT for a VARIANCE of
the regulations of the Zoning Or-
dinance, to permit construction of a
restaurant on a lot which has insuf-
ficient area, lot width and sideyards,
being a VARIANCE of Section 48-12-
Table of Bulk Regulations-Columns
4, 5, 7 & 10 for property situated as
follows:
Windsor Highway-Route 32-
bounded on the north by lands now or
formerly of Lander and on the south
by lands now or formerly of Fried-
man, Town of New Windsor, New
York.
SAID HEARING will take place on
the 27th day of November, 1978, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor, N.Y.
beginning at 8 o'clock P.M.
MARK STORTECKY
Chairman
By: PATRICIA DELIO,
Secretary

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

78-29
(Number)

10/17/78
(Date)

I. Applicant information:

GILBERT OSTERHOOT. ANGLIA RD, CORNWALL N.Y.

(a) EDWARD OSTERHOOT VAILS GATE N.Y.
(Name, address and phone of Applicant) 195-A MAIN ST

(b) YE PEASANTS POT INN INC NEW CITY N.Y.
(Name, address and phone of purchaser or lessee)

(c) ELIA LABOCCA VAILS GATE N.Y. 561 5968
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
☒ Area variance
☐ Sign variance
☐ Special permit

III. Property information:

(a) C 35-1-48 1.882 ACRES
(Zone) (Address) (H B L) (Lot size)

(b) What other zones lie within 500 ft.? PI, R4

(c) Is a pending sale or lease subject to ZBA approval of this application? YES

(d) When was property purchased by present owner? NO, RECEIVED VIA WILL OF PARENT

(e) Has property been subdivided previously? NO When? _____

(f) Has property been subject of variance or special permit previously? NO When? _____

(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO If so, when _____

(h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO



IV. Use variance:

NOT APPLICABLE

(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 4-2, Table bulk, Column _____

<u>Requirements</u>	<u>48-12</u> <u>Reqs.</u>	<u>Proposed or</u> <u>Available</u>	<u>Variance Request</u>
Min. Lot Area	<u>40,000.5 sq ft.</u>	<u>38,419.92</u>	_____
Min. Lot Width	<u>200 ft</u>	<u>121 ft</u>	_____
Reqd. Front Yard	_____	_____	_____
Reqd. Side Yards	<u>30' /</u>	<u>10' /</u>	<u>1' /</u>
<u>TOTAL SIDE YARDS</u>	<u>70'</u>	<u>56.5'</u>	_____
Reqd. Rear Yard	_____	_____	_____
Reqd. Street Frontage*	_____	_____	_____
Max. Bldg. Hgt.	_____	_____	_____
Min. Floor Area*	_____	_____	_____
Development Coverage*	_____ %	_____ %	_____ %
Floor Area Ratio**	_____	_____	_____

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

THE LOT IS NON CONFORMING AND
PRE EXISTS ENACTMENT OF ZONING
IN NEW WINDSOR



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____

Total _____ sq.ft. _____ sq.ft. _____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

☐

VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

☐

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

APPLICANTS' PURCHASERS WILL CONVERT THE
PROPERTY TO A HIGHLY RATABLE TAX
ADDITION, PROVIDE EMPLOYMENT FOR UP TO 35
PERSONS IN A USE IN CONFORMANCE WITH THE
TOWN ZONING AND IN COMPLIANCE WITH THE
GENERAL DEVELOPMENT AND GROWTH OF LAND ON
RT 32

IX. Attachments required:

- ☒ Copy of letter of referral from Building and Zoning Inspector.
 - ☒ Copy of contract of sale, lease or franchise agreement.
 - ☐ Copy of tax map showing adjacent properties
 - ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
 - ☐ Copy(ies) of sign(s) with dimensions.
 - ☐ Check in amount of \$_____ payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☐ Other _____

X. AFFIDAVIT.

Date 10/19/78

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

Gilbert J. Osterhout
Edward Osterhout
(Applicant)

Sworn to before me this

24th day of October, 1975.

ALFRED F. CAVALARI
Notary Public in the State of N.Y.
Residing in and for Orange
Commission Expires March 30, 1979

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

(c) Special Permit is _____

(d) Conditions and safeguards _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name NAT GAMBINO c/o YE PEASANT DOT INU

Address 191-95 3 MAIN ST. NEW CITY N.Y. 10956

1. Owner of the property GILBERT & EDWARD OSTERHOLT

2. Location of the property: ~~WEST~~ SIDE OF ROUTE 32
JUST SOUTH OF WILLOW RD.

3. Zone area DISTRICT-C.

4. Nature of business: *RESTAURANT*

5. Lot size: Front 129.60 Rear 131.65 Depth 318.30

6. Building setbacks: Front yard 69.00' Rear yard _____
Side yards 10.00' & 46.50

7. Dimensions of new building 60.00' x 80.00'

Addition

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed:

Matthias L. Luchini
(APPLICANT)

Maps Required for:

Planning Board
Highway Dept.
Sanitation Dept.
Water Dept.
County Planning Board
Building Inspector

Action of the Zoning Board of Appeals required

\$100.00

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name GILBERT OSTERHOOT & EDWARD OSTERHOOT

Address ANGOLA RD, CORNWALL NY

1. Owner of the property ABOVE

2. Location of the property: RT 32, WINDSOR HIGHWAY

3. Zone area _____

4. Nature of business: RESTAURANT

5. Lot size: Front _____ Rear _____ Depth _____
SEE MAP ATTACHED OF JAMES TURNER, ARCHITECT

6. Building setbacks: Front yard _____ Rear yard _____
Side yards _____

7. Dimensions of new building SEE MAP ATTACHED
Addition _____

If addition, state front, side, rear of existing structure:

SEE SURVEY MAP ATTACHED OF
WILHS TUTTLE, DATED 6/22/78

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed: Gilbert J. Osterhout
Edward Osterhout
(APPLICANT)

Maps Required for:

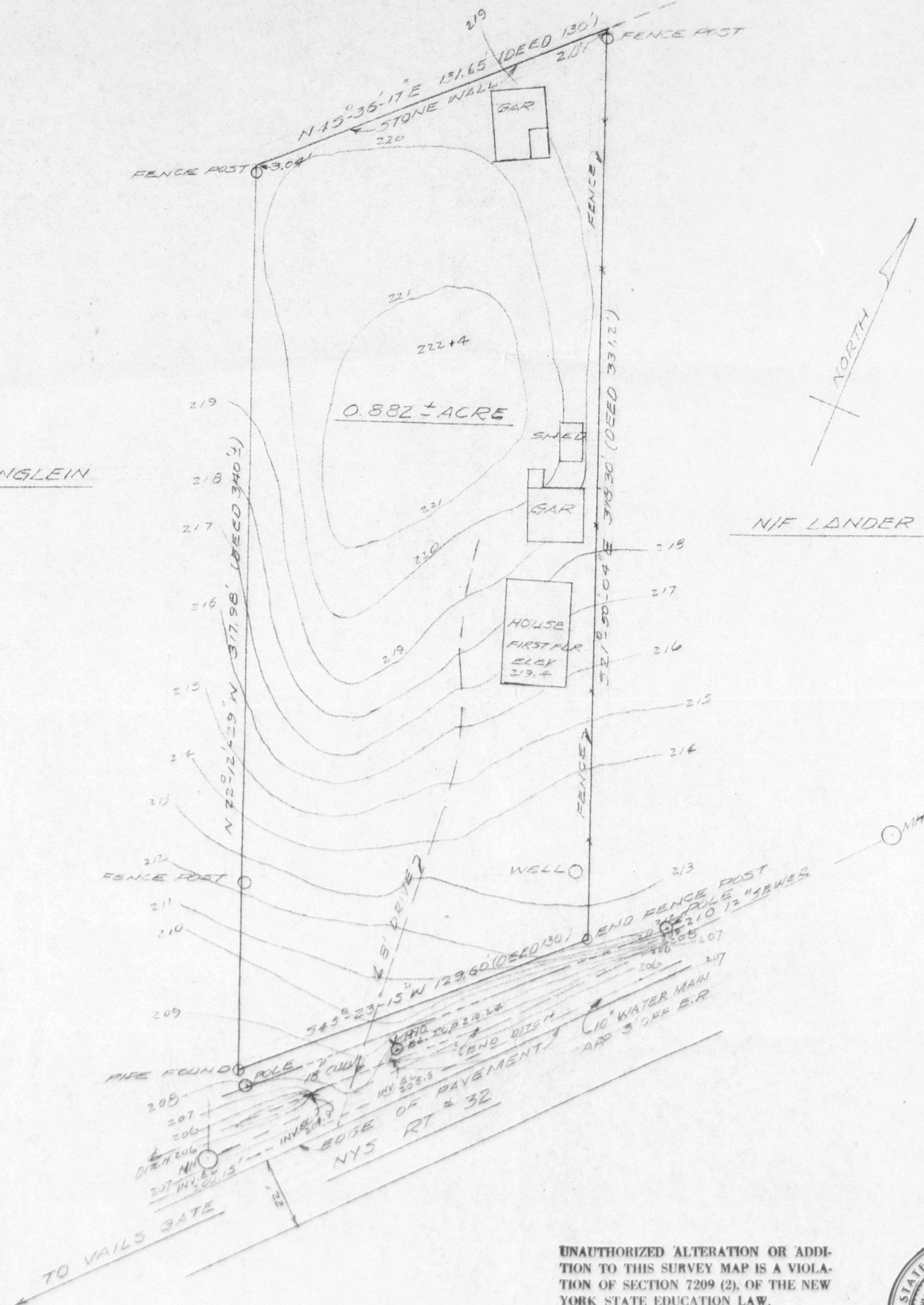
Planning Board
Highway Dept.
Sanitation Dept.
Water Dept.
County Planning Board
Building Inspector

Action of the Zoning Board of Appeals

N/F STENGLEIN

N/F STENGLEIN

N/F LANDER



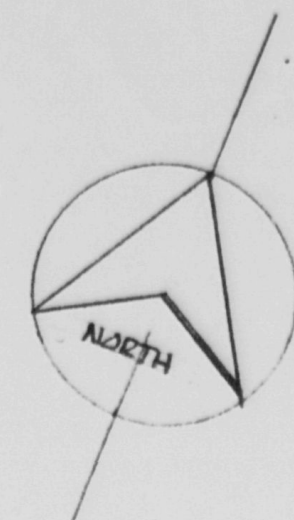
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2), OF THE NEW YORK STATE EDUCATION LAW.



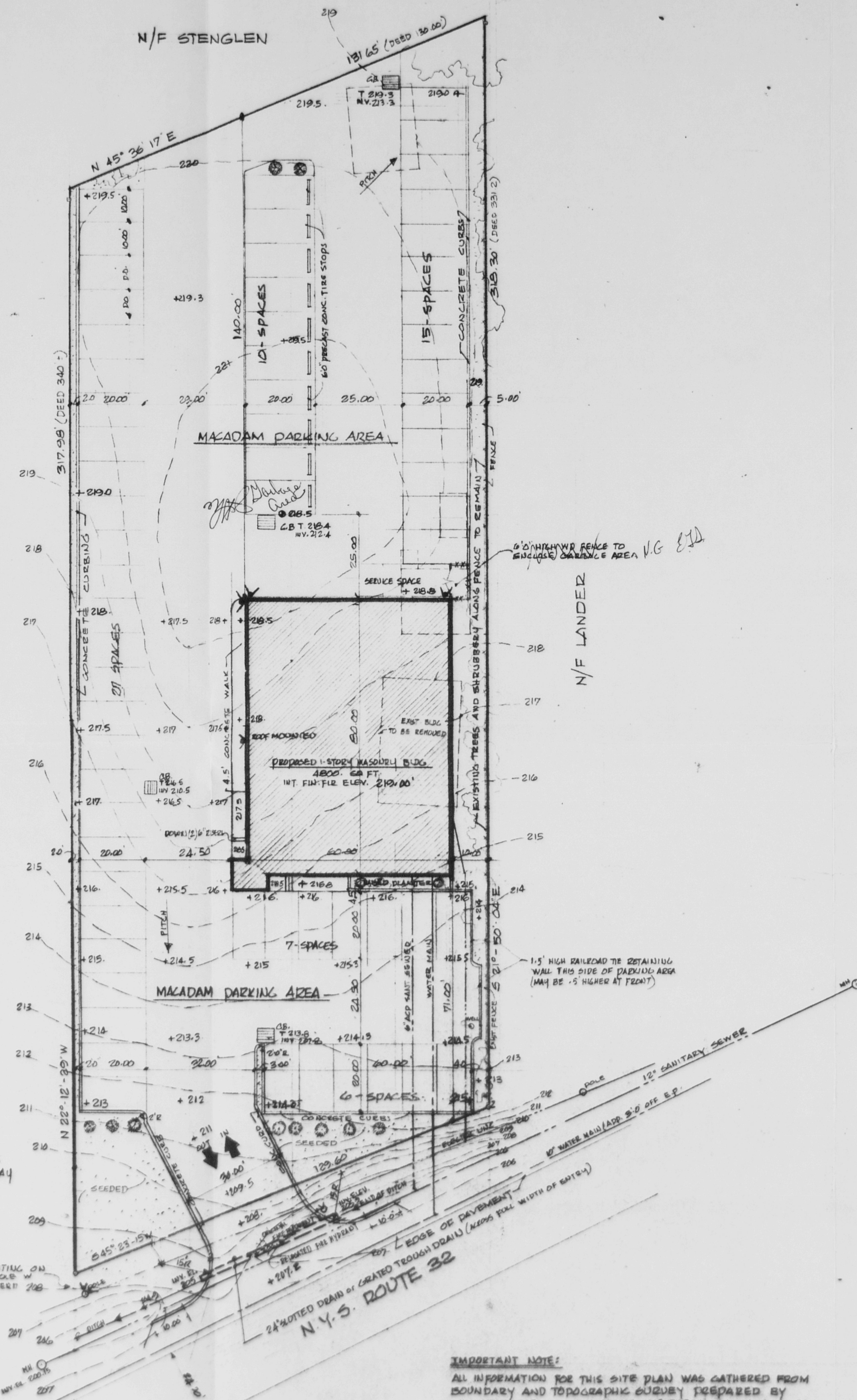
BOLINDARY & TOPOGRAPHIC
SURVEY OF LANDS
OF
GILBERT J & EDWARD OSTERHOLT

TOWN OF NEW WINDSOR ORANGE CO. NY
SCALE 1" = 30' JUNE 22 1975

WILLIS E TUTTLE LIC. SURVEYOR
BOX 110 RD 4 NEWBURGH NY 12550



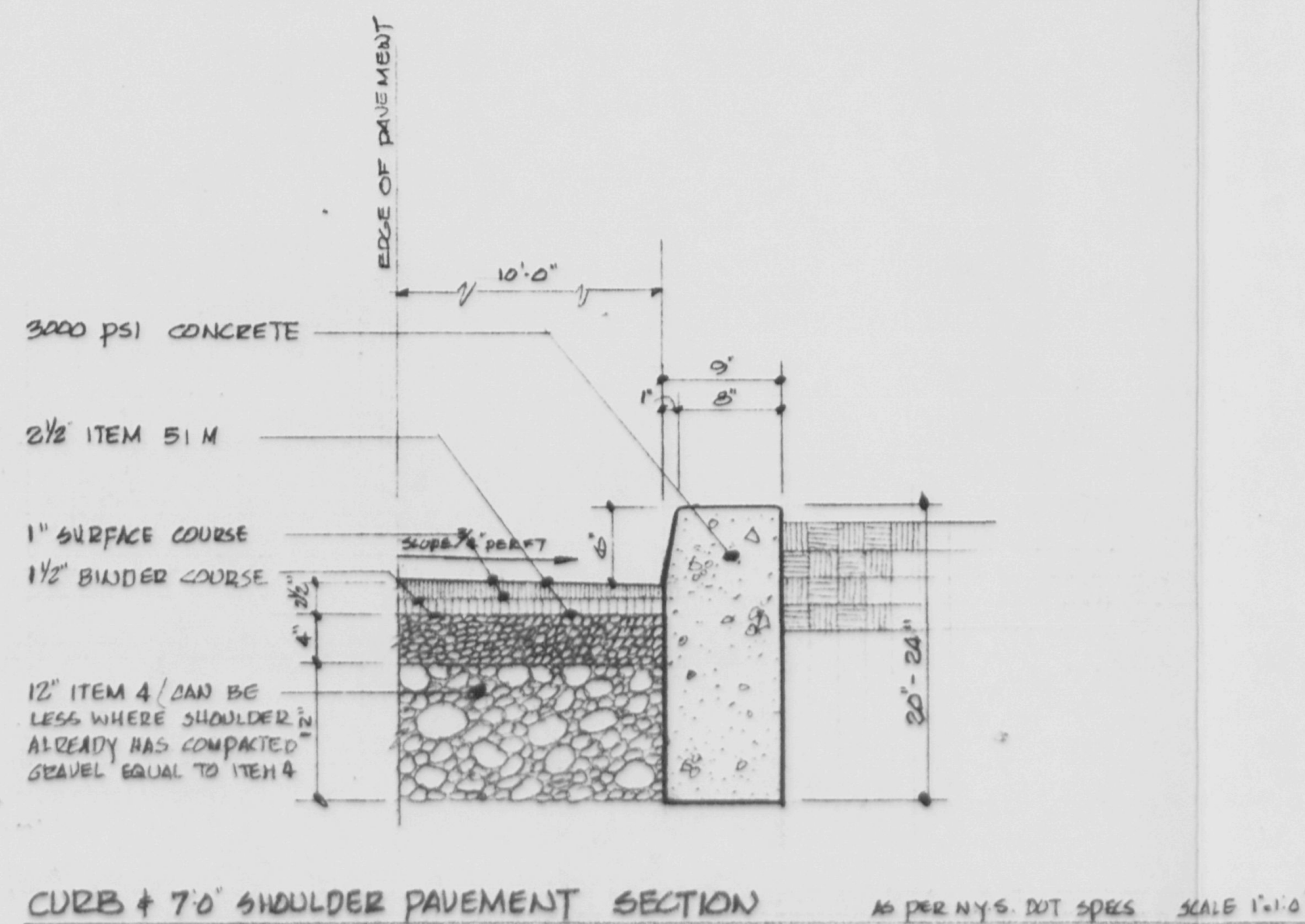
N/F STENGLER



IMPORTANT NOTE:

ALL INFORMATION FOR THIS SITE PLAN WAS GATHERED FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WILLIS E. TUTTLE, L.C. SURVEYOR NO. 27826, ON JUNE 22, 1976.

PROPERTY OWNERS: GILBERT & EDWARD OSTERHOFF



Final Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 11/13/1978
Lawrence Jones
Secretary

ZONING INFORMATION - DISTRICT-C-GROUP FF

BULK REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SQ. FT.	38,419.32 SQ. FT. *
MINIMUM LOT WIDTH	200 FT.	121.00 *
MINIMUM FRONT YARD	60.00'	71.00'
MINIMUM REAR YARD	30.00'	140.00'
MINIMUM SIDE YARD	30.00'	10.00' *
TOTAL MIN. SIDE YARDS	70.00'	56.5' *
MAXIMUM BUILDING HEIGHT	5.00'	13.00' *
MAXIMUM FLOOR AREA RATIO	.15	.125
MINIMUM PARKING	60 SPACES	65 SPACES

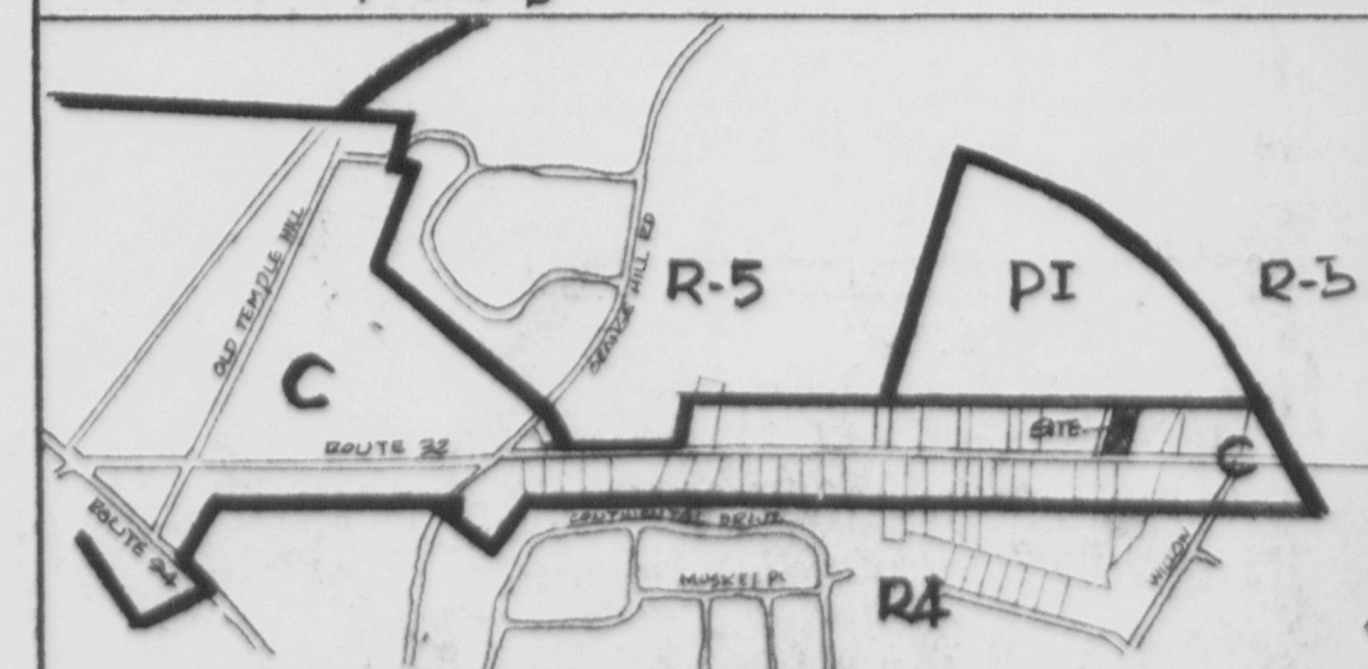
SITE PLAN NOTES

1. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL IMPROVEMENTS (STREETS, SANITARY SEWERS, STORM DRAINS, UTILITIES ETC.) AND ALL DRAINAGE WORK SHOWN ON THIS PLAN AND CONSTRUCTION PLANS SHALL BE COMPLETED TO A DEGREE AND AN AMOUNT SATISFACTORY TO AND CERTIFIED BY THE TOWN ENGINEER.
2. DURING THE COURSE OF CONSTRUCTION THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS.
3. BUILDING PERMITS SHALL SHOW LOWEST FLOOR ELEVATIONS APPROVED BY AND SUBJECT TO INSPECTION BY THE TOWN ENGINEER.
4. BUILDER SHALL COMPLY WITH ALL LOCAL LAWS, REGULATIONS, ORDINANCES OF THE TOWN OF NEW WINDSOR.
5. BUILDER NOT TO FILL AROUND TREES TO BE SAVED.
6. EROSION CONTROL - HAYBALES, SMALL RETENTION BASINS OR SIMILAR METHODS SHALL BE INSTALLED WHERE AND WHEN NEEDED IN ACCORDANCE WITH REQUIREMENTS OF THE DIRECTOR OF ENVIRONMENTAL CONTROL.
7. ALL PARKING SPACES TO BE A MINIMUM OF 10.00' X 20.00'

LEGEND TO SITE PLAN

- EXISTING CONTOUR LINES
- + 215 PROPOSED FINISHED GRADES
- SANITARY LINE
- WATER LINE
- ELECTRIC LINE
- EXISTING BLDGS TO BE REMOVED
- GLOBE ARBOVITAE
- EXISTING TREES & SHRUBS
- SEEDING AREA
- FLOODLIGHTING
- EXISTING WIRE FENCE
- STOCKADE FENCE
- CATCH BASINS / W/ BOTTOM OPEN & SLOTS BETWEEN BLDG TO ALLOW SEEPAGE EXCAVATE TO GRADE WHEREVER POSSIBLE
- 24\"/>

VICINITY MAP



SITE PLAN	SC 1-1000
PROPOSED NEW 'YE DEAGANT BKT INN' FOR	DT 9/78
MR. NAT GAMBINO	DN: JHT
RTS 32 NEW WINDSOR NY.	
JAMES H. TANNER ARCHITECT	1 of 1
117 SPOCK ROCK ROAD 957-4644	
SUFFERN NY 10901	